

COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES
SETBACK AVERAGING FOR REDUCED SETBACKS

Sec. 19-576(a): Adjacent to major arterials where there is an existing principal building or structure on both sides of, and within two hundred (200) feet of, a proposed principal building in the same block, the proposed principal building need be set back only as far as the average setback of the existing principal building. If there is no existing building within two hundred (200) feet on one side in the same block, the setback of the existing building may be averaged with the required setback of

the district. However, no building shall be set back less than fifteen (15) feet from a proposed right-of-way line. When averaging setbacks, no existing building shall be considered to have a setback of less than zero.

Sec. 19-576(b): The setback for parking areas may be calculated in the same fashion using existing parking areas to average.

